

262.37± Acres in Benton County, MS
\$695,281



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™

Office 769-888-2522

Property Profile

The Benton 262.37

Location:

- Benton County, MS
- Located Southeast of Ashland
- Approximately 37 Miles Southeast of Collierville, TN

Coordinates:

- 34.7825, -89.1568

Property Information:

- 262.37± Acres
- Pleasant Hill Road Frontage
- Wildlife Plots in Place
- Hardwood/Pine Mix
- Loaded with Turkeys
- Yellow Rabbit Creek Frontage

Property Use:

- Home/Cabin Site
- Investment
- Hunting
- Recreational

Tax Information:

- Parcel #: 1-0780-36-000-014.02
- 2021 Taxes- \$979



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MICHAEL OSWALT

PRINCIPAL BROKER

C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

15,000+ Followers

Information is believed to be accurate but not guaranteed.

Welcome to the Benton 262.37, your new turkey hunting destination in North Mississippi! I don't think I've ever seen turkeys this thick on a single property in my career (look at the photos). This 262.37± acre farm is made up of a great pine/hardwood mix with rolling topography, the perfect diversity for holding wildlife. According to map imagery, portions of the timber look to have been harvested in the late 80's or early 90's. There is an extensive road system in place leading you almost anywhere you would want to go on this tract.



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As you ride, you will find five bow-hunting food plots strategically placed throughout and two big-rifle hunting food plots along the eastern boundary. The big-rifle plots total 8± acres making a great area for a year-round food source for the wildlife (currently planted in white clover). As stated, the turkeys are insanely thick here and the deer numbers are in good shape, too. There are four, two-man sportsman condos in place for hunting with the kids or grandkids. An older equipment shed is located along the main road near the center of the property. The beautiful Yellow Rabbit Creek traverses the southeast corner of this tract, creating an excellent, year-round water source.



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If you are looking to build a home or cabin, Tippah EPA is the electrical provider in this area. Shady Grove Dev. Association Inc. barely touches the southeast corner of the property so water will likely need to be a well. The gated entrance is located along the east side of the paved Pleasant Hill Road for easy access. The location is convenient being just 4 miles southeast of Ashland, MS and 37 miles southeast of Collierville, TN. If you have been on the search for one of the best turkey hunting farms in North Mississippi, you just found it. Call Michael Oswalt today for your private tour of The Benton 262.37!



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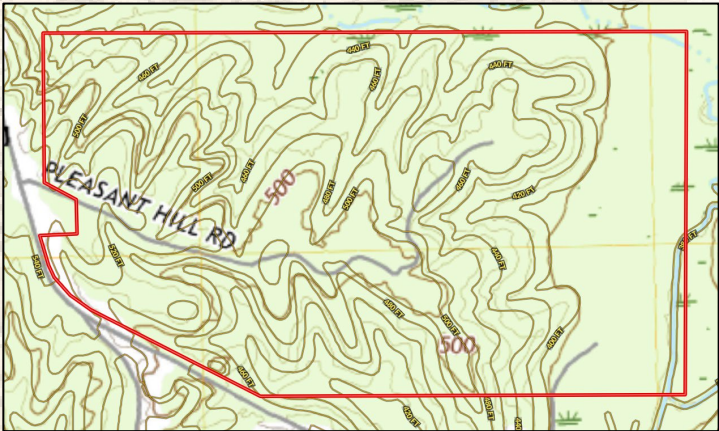
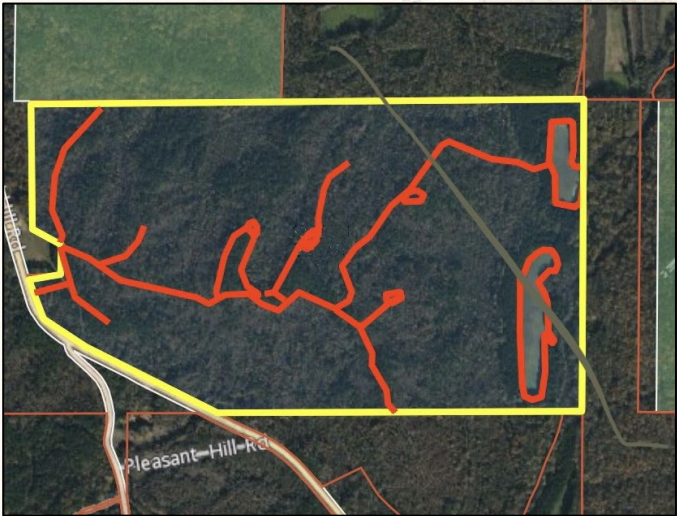
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FLOOD MAP

MapRight Link



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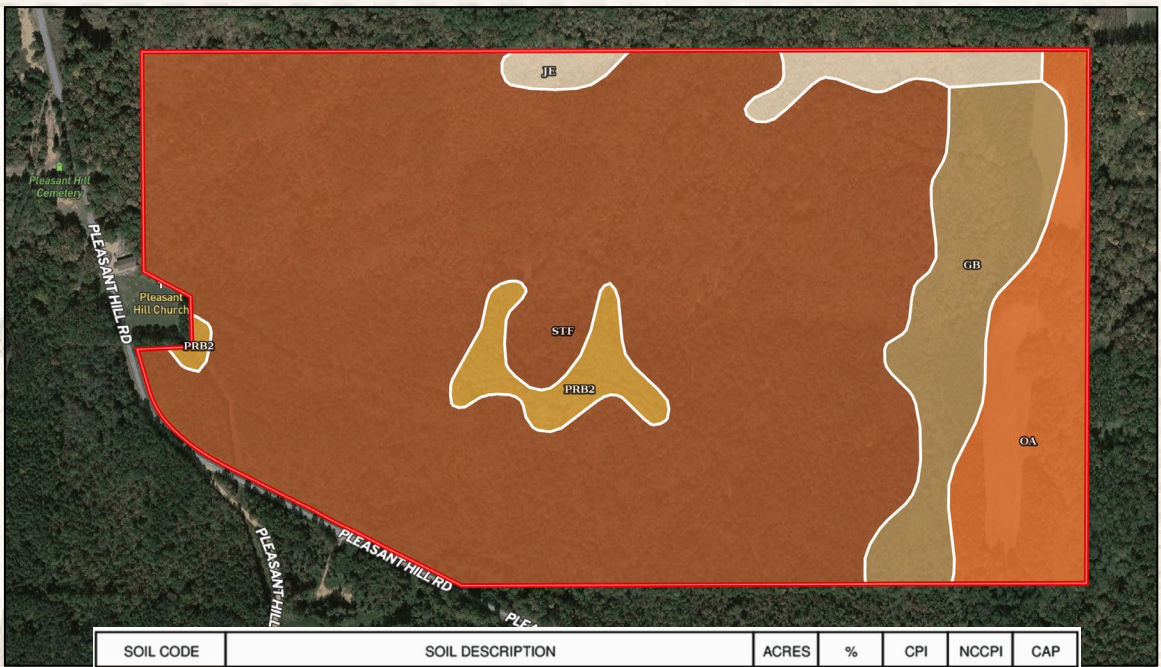
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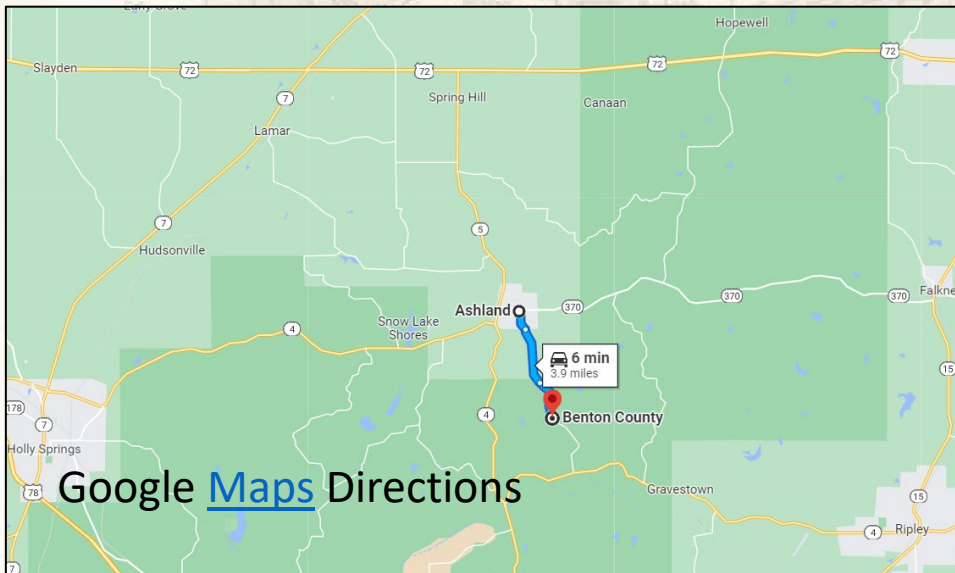
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SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
STF	Smithdale and Toinette soils, 20 to 45 percent slopes	198.2	75.63	0	15	7e
Oa	Oakimeter silt loam, 0 to 2 percent slopes, occasionally flooded, north	24.32	9.28	0	74	2w
Gb	Gillsburg silt loam	23.92	9.13	0	50	2w
PrB2	Providence silt loam, 2 to 5 percent slopes, eroded	7.84	2.99	0	38	2e
Je	Jena and Ochlockonee soils	7.8	2.98	0	78	2w
TOTALS		262.08(*)	100%	-	26.23	5.78



Google [Maps](#) Directions



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